

# \$739,900 - 25 Kirby Place Sw, Calgary

MLS® #A2247616

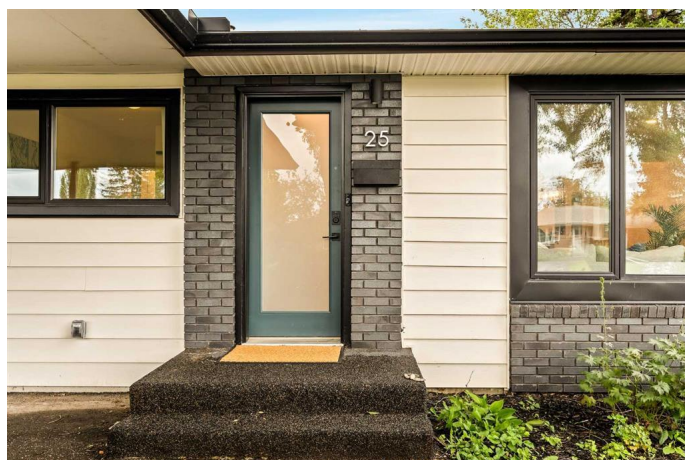
**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.14 Acres

Kingsland, Calgary, Alberta

Welcome home to this beautifully fully renovated legally suited home on a picturesque street in the heart of Kingsland! The main floor features luxury vinyl plank flooring, a new kitchen with full height floor-to-ceiling cabinetry, subway tile backsplash, built-in coffee nook and upgraded stainless steel appliances. The spacious dining room has enough space to seat 6-8 people and a built in china cabinet. The living area features a large window allowing in an abundance of natural light and has enough room for any of your living room set ups. Completing the main floor you have three generously sized bedrooms and a bright and clean 4 piece bathroom. All main floor renovations were completed in 2022. The legal basement suite was completed in 2016 and features its own separate entrance and laundry. The suite features an open floor plan with a full kitchen equipped with stone counters and stainless steel appliances . The living area has an abundance of pot lights throughout allowing for a bright an open feel throughout the suite. The massive bedroom is large enough for a king bed and leads to the 4 piece bathroom accompanied by a spacious walk in closet. The backyard oasis is fully fenced and features a wooden patio, plenty of garden beds for the green thumb and has more than enough space to be able to build a garage. There is plenty of parking in the front of the home with the large driveway and carport. Notable upgrades include: triple pane



windows (2022), Roof (2016), Hot Water Tank (2016).

Built in 1957

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247616    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,148       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 25 Kirby Place Sw |
| Subdivision | Kingsland         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V2K5            |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                    |
| Heating           | Boiler                                                                                                     |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |

Basement                      Finished, Full, Exterior Entry, Suite

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Treed  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             August 13th, 2025  
Days on Market        67  
Zoning                   R-CG

**Listing Details**

Listing Office           eXp Realty

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